

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0010 – BET-EL

**Z.A.P. DATE:** March 4, 2014

**ADDRESS:** 11031 Manchaca Road

**OWNER:** Iglesia Cristiana BET-EL Austin  
(Isaias Galan)

**AGENT:** John Zerr

**ZONING FROM:** I-RR    **TO:** LO

**AREA:** 12.064 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office –conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

March 4, 2014: *APPROVED LO-CO DISTRICT ZONING, AS STAFF RECOMMENDED, ON CONSENT*

*[R. MCDANIEL; G. ROJAS – 2ND] (5-0) P. SEEGER; J. MEEKER – ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property is undeveloped, zoned interim – rural residence (I-RR) since annexation in 2002 and takes access to Manchaca Road. Slaughter Creek, a landscaping business, undeveloped land and the Saddlewood Estates subdivision is adjacent to the north (I-RR; I-SF-2; LR-CO), and the Canterbury Trails subdivision is adjacent to the south (I-SF-2). Across Manchaca Road to the west, there are two single family residential subdivisions (SF-4A-CO; RR; SF-1; SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to zone the property to the limited office (LO) district in order to develop a religious assembly use. As indicated by the 25- and 100-year floodplains shown on the aerial, development is limited to the southwestern portion of the property, adjacent to the northern edge of the Canterbury Trails subdivision.

Staff recommends LO zoning as requested by the Applicant due to its location on an arterial roadway and compatibility with the adjacent single family residences. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	One single family residence
<i>North</i>	I-RR; LR-MU-CO	Undeveloped; Landscaping business; Slaughter Creek
<i>South</i>	I-SF-2; I-RR	Single family residences within the Canterbury Trails subdivision; Slaughter Creek
<i>East</i>	I-SF-2	Undeveloped; Single family residences within the Saddlewood Estates subdivision
<i>West</i>	SF-1; SF-2; SF-4A; SF-4A-CO	Single family residences within the Reserve at Slaughter Creek and the Great Oaks at Slaughter Creek Phase B subdivisions

**AREA STUDY:** N / A**TIA:** Is not required**WATERSHED:** Slaughter Creek**DESIRED DEVELOPMENT ZONE:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

217 – Tanglewood Forest Neighborhood Association

627 – Onion Creek Homeowners Association

742 – Austin Independent School District 773 – Saddlewood Homeowners Association

943 – Save Our Springs Alliance 1037 – Homeless Neighborhood Association

1075 – Bike Austin

1200 – Super Duper Neighborhood Objectors and Appealers Organization

1214 – Bauerle Ranch Homeowner's Association 1224 – Austin Monorail Project

1228 – Sierra Club, Regional Group 1340 – Austin Heritage Tree Foundation

1359 – Hillcrest Homeowners Association 1363 – SEL Texas

**SCHOOLS:**

Kocurek Elementary School

Bailey Middle School

Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2014-0002 – HMAP Development, Ltd. – 10701 Manchaca Rd	LR-CO to GR-CO	To Grant GR-CO w/CO for 2,000 trips, limit of 7,500 s.f for a restaurant (general) use & list of prohibited uses	Scheduled for 03-20-2014.
C14-2007-0254 – Forest Hill Apartments – 10601 and 10605	I-RR to MF-3	To Grant MF-3-CO	Apvd. MF-3-CO (03-06-2008).

Manchaca Rd			
C14-06-0122 – Saddle Creek Apartments – 10801 Old Manchaca Rd	I-RR to MF-2	To Grant MF-2-CO	Apvd MF-2-CO with CO for 2,000 trips (8- 24-2006).
C14-04-0054 – Manchaca Heights – 11003 Manchaca Rd	I-RR to SF-4A	To Grant SF-4A-CO	Apvd SF-4A-CO with the CO for 2,000 trips (6-10-2004).

**RELATED CASES:**

The property was annexed into the City limits on December 31, 2002 (C7a-02-001). There are no pending subdivision or site plan applications on the subject property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
Manchaca Road (FM 2304)	Varies (135 – 160 feet)	91 feet	Major Arterial Divided 4-Lanes (MAD 4)	26,000 (2012)

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities exist and/or are recommended along the adjoining streets as follows: Manchaca Road serves route 27 with an existing and recommend Wide Shoulder.

Sidewalks do not exist along Manchaca Road.

Capital Metro bus service is not available within 1/4 mile of this property.

**CITY COUNCIL DATE:** March 27, 2014

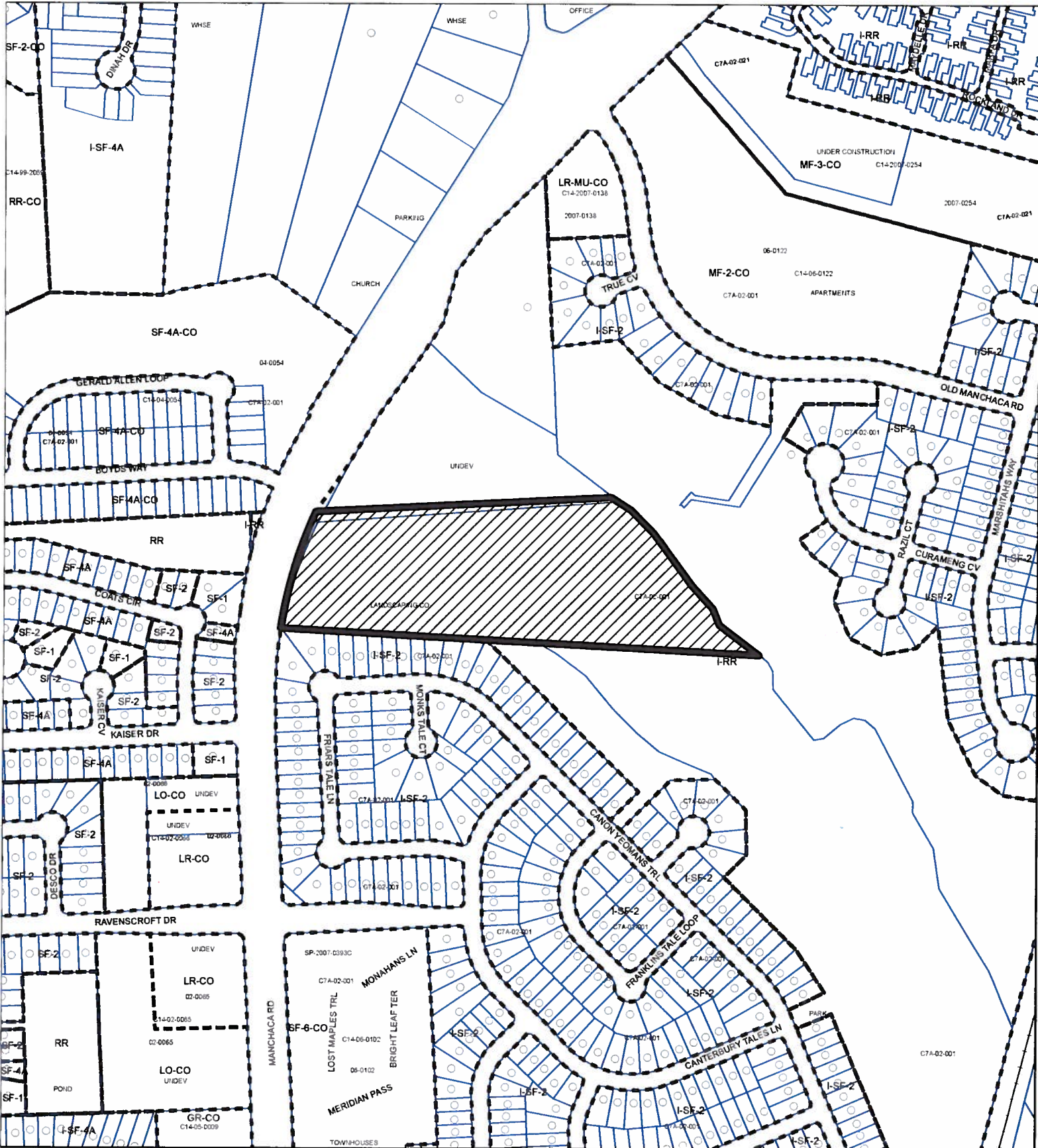
**ACTION:**




**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2014-0010**

Exhibit A

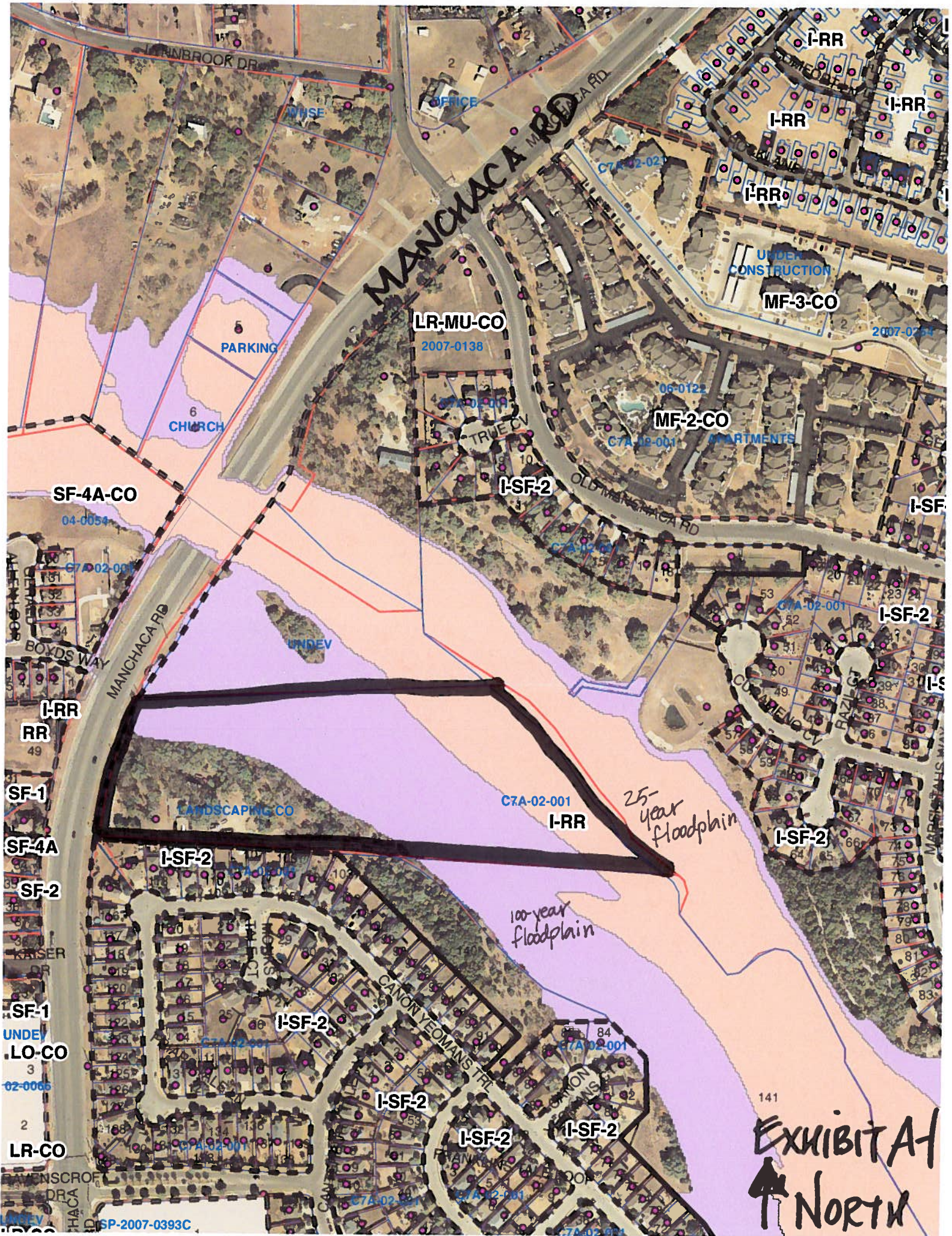
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office –conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The limited office (LO) district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends LO zoning as requested by the Applicant due to its location on an arterial roadway and compatibility with the adjacent single family residences. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

**EXISTING CONDITIONS****Site Characteristics**

The subject property contains one single family residence and is otherwise undeveloped. The property slopes to the southeast, towards Slaughter Creek.

**Impervious Cover**

The maximum impervious cover allowed by the LO district would be 70%, which is based on the more restrictive zoning regulations.

**Comprehensive Planning**

This zoning case is located on the east side of Manchaca Rd, between Boyd's Way and Kaiser Drive located to the west. The property, which is the home of the Iglesia Cristiana BET-EL Church is situated on a 12 acre parcel. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, a residential subdivision and vacant land to the south, vacant land to the east, and vacant land and a single family subdivision to the west. The proposal project is to rezone the existing church site and expand the existing church building from 2,000 square feet to 40,000 square feet.

The comparative scale of the site relative to other institutional and office uses located along Manchaca Road falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. When looking at basic planning principles, the existing use, a church, helps to further the consistency among the uses located along Manchaca Road.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

**Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: Based on current infrastructure configuration, it appears that Service Extension Requests will be required for both water and wastewater service. For more information regarding the Service Extension Request process, please contact Phillip Jaeger at 512-972-0232.

**Site Plan and Compatibility Standards**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the South property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.



- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
  - for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
  - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

This site is subject to Subchapter E, Commercial Design Standards. Because it is over 5 acres, it is subject to sidewalks and building placement standards of Internal Circulation Routes, 2.2.5 as well as sidewalk requirements on Manchaca, a Suburban Roadway.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0010

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 4, 2014, Zoning and Platting Commission

March 27, 2014, City Council

FRANK T. POLK (Dick Polk Executor) HEIR &

Your Name (please print)

MANCHACA RD

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Dick Polk

Signature

2/25/14  
Date

Daytime Telephone: (512) 435-5559

Comments:

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: March 4, 2014, Zoning and Platting Commission**

**March 27, 2014, City Council**

*Judy Rock*  
Your Name (please print)

☐ I am in favor  
☒ I object

*2005 Boyds Way, Austin, 78748*  
Your address(es) affected by this application

*Judy Rock*  
Signature

*2/27/14*  
Date

Daytime Telephone: *672-771-9963*

Comments:

Rezoning the subject tract, Case #C14-2014-0010 raises the following concerns: Increased traffic on Manchaca Road which is already out of control. Rezoning the property would probably set a precedent for the adjoining undeveloped property to be rezoned as well. Light Office - businesses and retail stores would only add to the traffic problem that exists on Manchaca Road which has become a speedway for cars, trucks, and motorcycles, and sometimes the road noise makes it unbearable to go outside my home. I'm also concerned that businesses will lead to an increase in crime in the area.

The church currently using the subject tract has a flood light on their sign and the light shines in my windows facing the street. On weekends there is additional traffic created by this facility.

**Given the above reasons, I strongly object to rezoning the property.**

If you use this form to comment, it may be returned to:

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Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810